ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

PRIOR APPROVAL REQUIRED

APPLICATION REFERENCE: 22/00517/TELE

Name and address for correspondence:	Applicant name:
Mr Rory Hollings Dalcour Maclaren 4 Bredon Court, Brockeridge Park Twyning GL20 6FF United Kingdom	MBNL (EE (UK) Ltd and H3G (UK) Ltd)

Part 1 - Particulars of Application

Date of Application: 14 April 2022

Proposal:	**Installation of a 20m high, monopole telecommunications mast to support 12 no. apertures and 2no. dishes with wrap-around cabinet at base and ancillary equipment housed in cabinets at the base of the mast., ,**
Location:	**Land To The Rear Of The Bus Stop Between The Southbound Carriageway Of Whitworth Road And Greenbank Road, Rochdale, ,**

Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that prior approval **IS REQUIRED** for the development referred to in Part 1 hereof.

Date Decision Issued 8 June 2022

Daniela Ripa
Interim Head of Planning Services

ROCHDALE BOROUGH COUNCIL

Town and Country Planning Act 1990
Town and Country Planning (General Permitted Development) (England) Order 2015

REFUSAL OF DETAILS

Name and address for correspondence:	Applicant name:
Mr Rory Hollings Dalcour Maclaren 4 Bredon Court, Brockeridge Park Twyning GL20 6FF United Kingdom	MBNL (EE (UK) Ltd and H3G (UK) Ltd)

Part 1 - Particulars of Application

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Part II - Particulars of decision

The Rochdale Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 that approval has been **REFUSED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted for the following reason(s):

Reasons:

1 By virtue of its height, siting and appearance, the proposed 20 metre high monopole would constitute a significantly incongruous and dominant feature of the street scene, within an existing greenspace corridor, where existing street furniture and tree cover is significantly smaller in scale. Views of the development would be prominent when travelling along Whitworth Road and from the surrounding area, with the mast and its associate infrastructure significantly compromising the views of the greenspace corridor. The development would therefore result in unacceptable harm to the street scene and visual amenity and be contrary to policies P1, P3 and DM1 of the adopted Rochdale Core Strategy, saved Rochdale Unitary Development Plan policy G/8 and the National Planning Policy Framework.

2 The proposed siting and size of the mast and ancillary equipment would reduce the available footpath width in the proximity of a busy bus stop, compromising pedestrian flow along the footway. This would result in significant safety concerns to bus users and pedestrians within the area, and therefore does not accord with policies T2 and DM1 of the Core Strategy and the National Planning Policy Framework.

Date Decision Issued 8 June 2022

Daniela Ripa
Interim Head of Planning Services

IMPORTANT
PLEASE ENSURE THAT YOU HAVE READ AND FULLY UNDERSTOOD THE CONTENTS OF THIS DECISION NOTICE.

YOUR ATTENTION IS DRAWN TO THE ATTACHED NOTES.

INFORMATIVE:
The Local Planning Authority's reasons for its decision are set out in the accompanying officer's report.

INFORMATIVE:
For the avoidance of doubt, this Decision Notice relates to the following drawings :

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